

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES  
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)  
And NOTICE OF DECISION**

For  
**Project Cascade**  
File # BP20-0040

**PROJECT DESCRIPTION:** Notice is hereby given that on August 3, 2020, Skagit County Planning and Development Services reviewed the State Environmental Policy Act (SEPA) checklist filed in conjunction with Grading Permit application #BP20-0040 for site improvements to develop a package transfer station and distribution facility on three parcels with a total size of approximately 24.5 acres. The proposed facility will consist of an approximately 112,000 square foot industrial building, parking for 1,066 vehicles, loading space for 60 vans, and loading space for 10 trailer or box trucks. The proposed project includes the excavation of approximately 105,000 cubic yards of material and the placement of approximately 45,000 cubic yards of material from approved local gravel pits. The proposed project is located within the Bayview Ridge Light Industrial (BR-LI) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016, and as thereafter amended.

**PROPONENT/CONTACT PERSON:** Dermody Properties, c/o Jeffrey Zyglar, 1776 On The Green 67 East Park Place, Suite 540, Morristown, NJ 07960. Barghausen Consulting Engineers, Inc., c/o Jason Hubbell, 18215 72<sup>nd</sup> Avenue South, Kent, WA 98032. **PROPERTY OWNER:** Bouslog Investments LLC., c/o John Bouslog, 11190 Bayview Edison Road, Mount Vernon, WA 98273.

**PROJECT LOCATION:** The project is located east of and adjacent to the Skagit Regional Airport, along both sides of Bay Ridge Drive, south of Preston Place, at 12163 Bay Ridge Drive on lot 2F, 2G, and a portion of lot 2H of the Bay Ridge Business Park Binding Site Plan recorded under Auditor's File #200407090108 within the Bay View Ridge Urban Growth Area, Burlington, within a portion of Section 3, Township 34N, Range 3E W.M., situated within Skagit County, Washington. (P122075, P122077, and P122078).

**LEAD AGENCY:** Skagit County Planning and Development Services.

The lead agency for this proposal has determined that with appropriate mitigation this project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures in Skagit County Code, Skagit County's Comprehensive Plan adopted under RCW 36.70A, and in other applicable local, state, or federal laws and rules, provide adequate analysis of and mitigation for the specific adverse environmental impacts of the project action to which the requirements apply. This determination is subject to the mitigated measures as identified below and shall be deemed conditions of approval of the land use and/or permit pursuant to Skagit County Code 16.12 and RCW 43.21. Such conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.

1. Temporary erosion/sedimentation control measures, as approved by the Skagit County Planning and Development Services, shall be in place prior to the placement of any fill material. The applicant shall maintain all temporary erosion/sedimentation control measures in accordance with the Skagit County Stormwater Management Ordinance. Said measures shall remain in place until completion of the project.
2. The applicant shall comply with Northwest Clean Air Agency requirements.
3. The applicant shall comply with the provisions of Chapter 14.32 of the Skagit County Code, the Skagit County Stormwater Management Ordinance, as it relates to increased runoff resulting from additional impervious surfaces.
4. The applicant shall comply with Fire Code Standards.
5. An engineered soils compaction report shall be required for all structures placed on fill material.
6. The applicant shall comply with all relevant provisions of 14.24 of the Skagit County Code (Skagit County Critical Areas Ordinance).
7. Landscaping, per Skagit County Code 14.16.830, shall be installed prior to Final Building Permit inspection and Certificate of Occupancy.
8. This project may be subject to one of Ecology's National Pollutant Discharge Elimination Systems (NPDES) permits. A Construction Stormwater General or Industrial Permit may be required by the Department of Ecology (WSDOE) for this project. Contact the WSDOE Bellingham Field Office at (360) 715- 5200.
9. Should any human remains, archaeological, historic or cultural materials be discovered during construction, work in the affected area shall cease immediately and the area shall be secured. Within 24 hours, of the discovery, or as soon thereafter as possible, the developer shall notify the Skagit County Sheriff's office, Skagit County Planning and Development Services, the Washington State Department of Archeology and Historic Preservation and affected tribes. If following consultation with the above parties it is determined that an archaeological and cultural resource assessment is required, the project developer shall retain the services of a professional archaeologist to prepare such an assessment. Project work in the affected area shall only continue when in conformance with applicable state and federal laws.
10. As discussed in Public Works' June 11, 2020 Memorandum, the Northbound (side-street) approach at the Bay Ridge Drive/Peterson Road intersection is anticipated to be insufficient to meet the Level of Service (LOS) requirements. Skagit County Road Standards (4.05)(2)) minimum LOS as calculated by the traditional Highway Capacity Manual method is Level C. Any road segment for which the project traffic volume would result in less than Level C shall be determined to be in need of improvement. Pursuant to Skagit County Road Standards 2.14 and 4.06, added traffic from the proposed development necessitates resurfacing of the roadway from Peterson Road extending through the frontage of the subject property. Applicant must remove existing pavement and replace with a minimum of 2" HMA on Bay Ridge Drive, South of the Peterson Road intersection to the terminus at project site southern boundary to meet current County Standards.
11. Curb ramps and connections to curb ramps at Peterson Road intersection to the terminus at project site southern boundary must be updated to meet current ADA Standards and shall be required to meet WSDOT Manual M 22-01.17 (Ch. 1510). Pursuant to Ch. 1510.09(2), any existing connections from a pedestrian access route to a crosswalk (marked or unmarked) that are missing the required curb ramp must have a curb ramp installed that meets applicable accessibility requirements. Resurfacing the Southern section of Bay Ridge Drive is an alteration that triggers the requirement that all curb ramps and connections that are adjacent to the road must meet ADA requirements per WSDOT Manual M22-01.17 1510.05(2).

12. To mitigate traffic impacts, applicant will construct a right turn pocket heading East on Peterson Road turning South onto Bay Ridge Drive that must meet WSDOT Design Manual M22-01.17 Exhibit 1310-12.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days from the date of the publication below.

Written comments must be received no later than 4:30 pm on: August 7<sup>21</sup>, 2020  
Email correspondence **will not be accepted**, however comments may be submitted via the PDS website under the “recent legal notices” tab. ([www.skagitcounty.net/pdscomments](http://www.skagitcounty.net/pdscomments))

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You may appeal this threshold determination in accordance with Skagit County Code 14.06 and 16.12 and then by filing such with the Skagit County Planning and Development Services for service to the SEPA responsible official within fourteen (14) calendar days after the date of publication of the threshold determination.

Appeals must be submitted no later than: August 21September 4, 2020, 2020

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RESPONSIBLE OFFICIAL: Director of Planning and Development Services  
CONTACT PERSON: Brandon Black, Senior Planner – Team Supervisor  
MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273.  
PHONE: (360) 416-1320

Date: 7-218-4-20 Signature Brandon Black .  
On behalf of Hal H. Hart  
Planning and Development Services Director

cc: WDOE, Skagit County Public Works, NW Clean Air Agency, Fire Marshal, Stormwater and Critical areas review staff, WSDF&W, Skagit River Systems Coop, DAHP, Army Corps., Public Health, PUD, Upper Skagit Indian Tribe, Samish Indian Nation, City of Burlington, Port of Skagit, WSDOT, Drainage Dist. #14 and #19, Dike Dist. #12, Parties of record, Applicant

Please Publish: July 23August 6, 2020

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